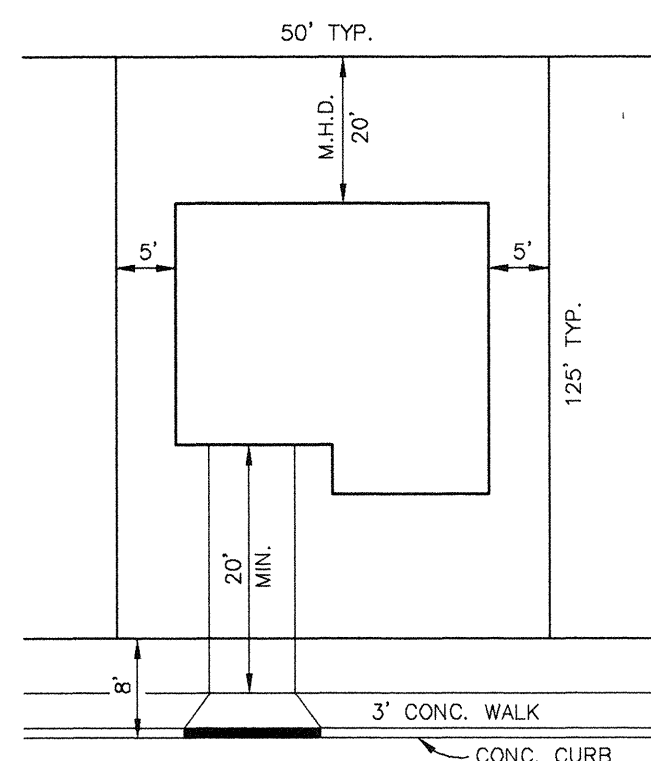
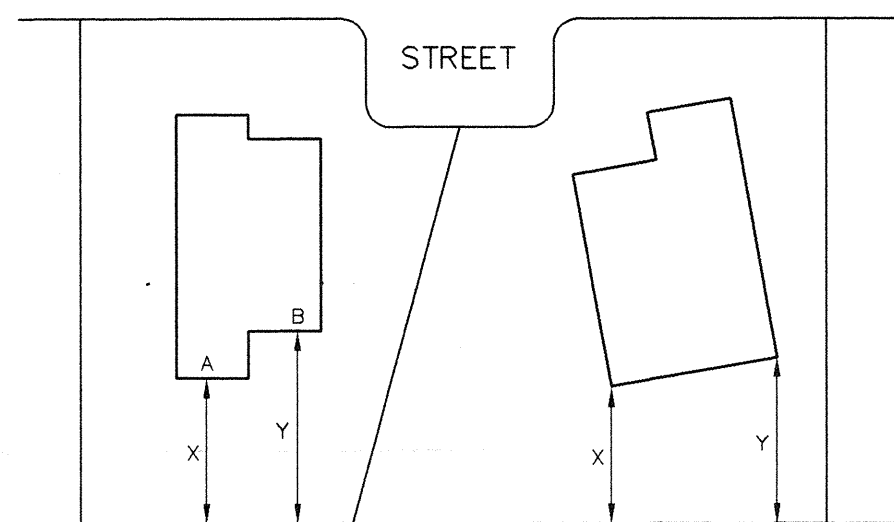


LOCATION MAP



TYPICAL LOT

REAR YARD SETBACK ON CUL-DE-SAC OR OTHER UNUSUALLY SHAPED LOTS



$$\text{M.H.D. } \frac{(A)(X) + (B)(Y)}{A+B} = 15'$$
$$\text{M.H.D. } \frac{X+Y}{2} = 15'$$
$$X = 10' \text{ MINIMUM}$$

MEAN HORIZONTAL DISTANCE

ENVIRONMENTAL RECOMMENDATIONS

- Prior to the release of any building permits the following shall be submitted to the aquifer studies division of the San Antonio Water System.
 - A Water Pollution Abatement Plan shall be submitted for the development within the area being considered for re-zoning.
 - A set of site specific plans which must have a signed Engineers Seal from the State of Texas.
 - A letter from the Texas Natural Resource Conservation Commission approving a Water Pollution Abatement Plan.
 - A copy of the approved Water Pollution Abatement Plan.
- A Stage 2 Stormwater Abatement Facility design shall be submitted to and approved by the Aquifer Studies Division before the release of any building permits. This shall also be addressed in the Water Pollution Abatement Plans. A maintenance schedule for the stormwater abatement facility shall be included in the design submittal.
- In addition to the Stage 2 Stormwater Abatement Facility, a 50 foot buffer adjacent to and outside the 100 year floodplain shall be restricted in use as a building setback requirement.
- That only a minimal amount of pesticides, herbicides, or fertilizers needed for landscape maintenance shall be used. Landscape areas shall be sensitive to minimize water need (i.e. use of native plants).
- There will be no storage of hazardous substances on this tract.
- That the City of San Antonio shall inspect all future construction of service laterals and sewer mains for proper construction according to State and City Regulations and Code.
- If any solution openings, caves, sinkholes, or water wells are found during excavation, construction, or blasting, the developer shall notify the Texas Natural Resource Conservation Commission at (210) 490-3096 and the Aquifer Studies Division of the San Antonio Water System at (210) 704-7303.
- That the Aquifer Studies Division staff shall have the authority to inspect the site to ensure that the approved recommendations are being strictly adhered to during and after construction of the project.

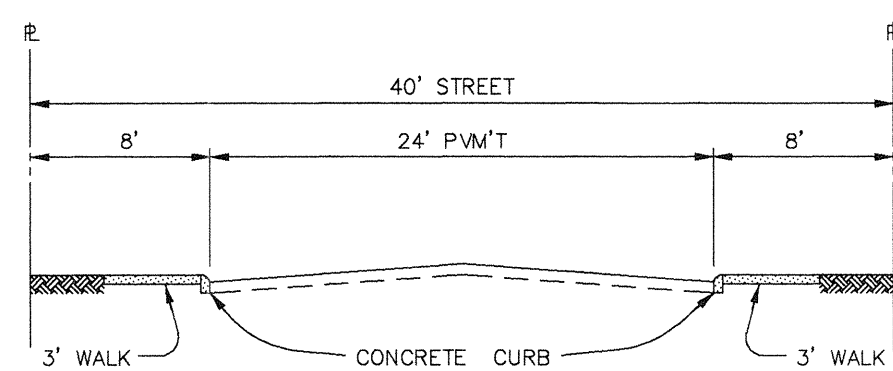
NOTES:

- SIGHT LINES SHALL BE OBSERVED, ALONG PAVING LINES, AS SHOWN. WITHIN CLEAR VISION AREA, NO STRUCTURE, FENCE OR LANDSCAPING SHALL BE PLACED AS TO OBSTRUCT THE LINE OF SIGHT WITHIN THE TRIANGLE BETWEEN THREE (3) FEET AND NINE (9) FEET ABOVE THE ROADWAY SURFACE.
- PEDESTRIAN ACCESS (3' SIDEWALKS) TO BE PROVIDED WITH THE DEVELOPMENT OF EACH RESIDENTIAL LOT.
- ALL STREETS WITHIN THIS SUBDIVISION ARE PRIVATE STREETS. THE PRIVATE STREETS ARE ALSO DRAINAGE, WATER, SANITARY SEWER, ELECTRICAL GAS, TELEPHONE, AND CABLE T.V. EASEMENTS.

DENSITY AND OPEN SPACE RATIOS

| | | |
|---|---|--|
| BASE ZONING DISTRICT | = | P1 - R1 |
| MAXIMUM DENSITY ALLOWED | = | 8 UNITS PER ACRE |
| PROPOSED DENSITY | = | 4.00 UNITS PER ACRE |
| MINIMUM REQUIRED PERCENTAGE OF OPEN SPACE | = | 35% |
| PROPOSED PERCENTAGE OF OPEN SPACE | = | 71% |
| TOTAL SPACE OCCUPIED SPACE | = | 57.94 ACRES |
| | | 5.92 ACRES STREET PAVEMENT/ISLANDS & CONC. DRAINS |
| | | 1.70 ACRES DRIVEWAYS (16' X 20') |
| | | 9.32 ACRES HOUSE SLABS (INCLUDES GARAGE) (TYPICAL 1750 SF) |
| | | 16.94 ACRES TOTAL |

$$\text{NET OPEN SPACE} = 41.00 \text{ ACRES}$$
$$+ 57.94 \text{ ACRES}$$
$$\text{OPEN SPACE RATIO} = 0.71$$



TYPICAL STREET SECTION

NOT TO SCALE

CLEAR VISION AREA

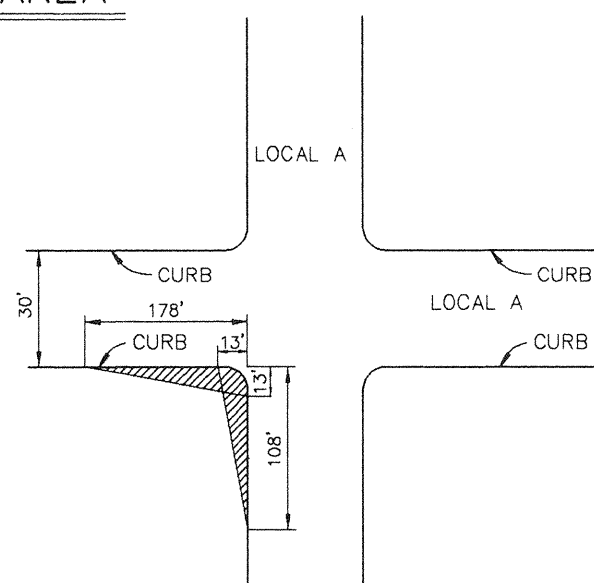
ALL CORNER LOTS WILL COMPLY WITH THE CLEAR VISION AREA REQUIREMENTS OF SECTION 35-3339 OF THE UNIFIED DEVELOPMENT CODE.

CURB LENGTHS: EXHIBIT G. LEFT-EQUATION A RIGHT-EQUATION D

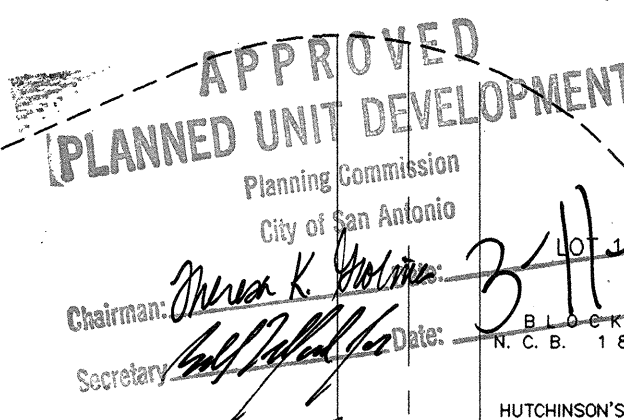
$$L=13 \text{ (ISD)} / (13 + [W/2] + K_A) - 4 = 108 \text{ FT.}$$

$$R=0.65 \text{ (ISD)} - (W/2 + K_B) = 178 \text{ FT.}$$

$$\text{ISD}=300 \text{ FT. } W=30 \text{ FT. } K_A=7 \text{ } K_B=2$$



- 232 RESIDENTIAL UNITS
- TOTAL ACREAGE 57.94 ACRES
- MIN. TWO (2) OFF-STREET PARKING SPACES TO BE PROVIDED FOR EACH RESIDENTIAL UNIT.
- LOT 1, BLOCK 2 IS A PRIVATE STREET.
- LOT 50, BLOCK 2 IS A OPEN SPACE / RECREATION AREA.



N. C. B. 18217

N. C. B. 18215

P-24C

LOT 7

50' BUFFER FOR USE AS A BUILDING SETBACK

UNIT 1

BLOCK 4

UNIT 2

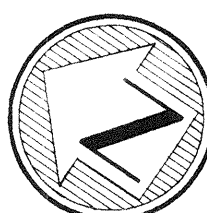
BLOCK 5

UNIT 3

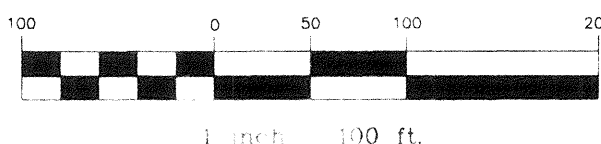
BLOCK 1

N. C. B. 18215

P-24F



GRAPHIC SCALE



DEVELOPER:
PULTE HOMES OF TEXAS, L.P.
1431 GREENWAY DRIVE, SUITE 700
DALLAS, TEXAS 75038
PHONE: (972) 518-0177

#98-008

"A PLANNED UNIT DEVELOPMENT"

P.U.D. PLAN
for

ENCINO RIO SUBDIVISION



W.F. CASTELLA & ASSOCIATES, INC.
Engineers - Surveyors - Planners
1039 W. Hildebrand - San Antonio, Texas 78201 - (210) 734-5351

REVISIONS:
12/11/97 - ADJUST LOTS & ADD BUFFER - B.H.
02/09/98 - CENTERLINE INTERSECTION ON CALIZA G.W.P.

JOB NO. 46476.00
FILE: ~
DATE: 12/09/97
DESIGN: ~
DRAWN: B.H.
CHECKED: ~
SHEET 1 OF 1